

# Construction Permit

Record Number: 6702554-CN

**Description of Work:** Construct new multifamily building, occupy per plan.

**Application Name:** Hemingway Condominiums

**Status** = Application Completed

**Application Completed Date:** 12/20/2019

**Issued Date:**

**Expiration Date:** 01/31/2018

## Address Information

Address	Primary
904 E HIGHLAND DR	Y

## Dev Site Information

Dev Site	Primary
DV0053610	N

## Contacts Information

Name	Address	Primary
MEGAN MCKAY JOHNSTON ARCHITECTS	MEGAN MCKAY JOHNSTON ARCHITECTS 100 NE NORTHLAKE WAY, SUITE 200 SEATTLE, WA 98105	Y
		N
		N
JACK CHAFFIN JOHNSTON ARCHITECTS PLLC	JACK CHAFFIN JOHNSTON ARCHITECTS PLLC 100 NE NORTHLAKE WAY STE 200 SEATTLE, WA 98150	N

## Attached Documents Information

Document Name	Document Group and Category	Document Upload Date
6702554CN_STATEMENT OF FINANCIAL RESP-AGENT AUTH_EXECUTED.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	09/27/2019
6702554-CN PaidCoachingAppointmentRequest.pdf	SDCI_INT_GENERAL/Pre-Submittal Conference/Coaching Application	09/27/2019
6702554-CN_FeeEstimatorWorksheet.pdf	SDCI_EXT_OPTIONAL_APPLICANT_UPLOAD/Optional Applicant Upload	12/19/2019
Calculations-Structural.pdf	SDCI_INT_CONSTRUCTION/Calculations-Structural	12/19/2019
Statement of Financial Responsibility/Agent Authorization.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	12/19/2019
Geotechnical Report.pdf	SDCI_INT_CONSTRUCTION/Geotechnical Report	12/19/2019
Contractor Disclosure.pdf	SDCI_INT_CONSTRUCTION/Contractor Disclosure	12/19/2019
Waste Diversion Plan.pdf	SDCI_INT_CONSTRUCTION/Waste Diversion Plan	12/19/2019
Drainage Report.pdf	SDCI_INT_CONSTRUCTION/Drainage Report	12/19/2019
Drainage Control.pdf	SDCI_INT_GENERAL/Drainage Control	12/19/2019
King County Sewage Treatment Capacity Charge.pdf	SDCI_INT_GENERAL/King County Sewage Treatment Capacity Charge	12/19/2019
2019-1213 Hemingway EHB Intake Letter.pdf	SDCI_EXT_OPTIONAL_APPLICANT_UPLOAD/Optional Applicant Upload	12/19/2019
Plan Set.pdf	SDCI_INT_CONSTRUCTION/Plan Set	12/19/2019
6722439-CN_FeeEstimatorWorksheet.pdf	SDCI_EXT_OPTIONAL_APPLICANT_UPLOAD/Optional Applicant Upload	12/19/2019
2019-1213 UQAC EHB Intake Letter.pdf	SDCI_EXT_OPTIONAL_APPLICANT_UPLOAD/Optional Applicant Upload	12/19/2019

## Application/Permit Information

### PERMIT APPLICATION COMMON

Work Location	The entire set (except for NW corner steep slope ECA)
Work in the Right of Way (street/alley) Required?	No
Property Type	Multifamily
Project Value	2043456
Special Flag 1	Building Enclosure Law

### PERMIT TRACKING COMMON

Review Level	Full C
Application Completed Date	12/20/2019

### CONSTRUCTION VALUATION INFO

Intake Valuation: New	2043456
Intake Valuation: Alteration	0
Intake Valuation: Total	2043456
Issuance Valuation: Total	0

### BUILDING CODE INFO

Building Code - Design	2015 SBC
Substantial Alteration	No
Change in Envelope	Yes
Action Type	New
# of Existing Above-Grade Stories	2
# of Existing Below-Stories	1
# of Proposed Above-Grade Stories	3

# of Proposed Below-Grade Stories	1
# of Mezzanines	1
High-Rise	No
Change of Building Code Use/Occupancy	Yes
Existing Use	Residential
Existing Occupancy	R-2 Apartment/Condominium
New Standard Plans	No
Certificate of Occupancy Required	Yes
<b>GROUND DISTURBANCE</b>	
In ECA?	Yes
Disturbance Threshold	More than 1 cubic yard
PASV Required This Permit?	Yes
PASV Authorization	CHECKED
Foundation Type	Basement
LDA Type	4: 750-5000 sq/ft
<b>LAND USE STREET ELEMENTS</b>	
Number of Curb Cuts This Permit	1
Curb Cut Size and Location	Existing 10FT wide curbcut to remain
<b>PARKING</b>	
# of Existing Onsite Parking	3
# of Existing Offsite Parking	0
# of Existing Accessible Parking	0
# of Proposed Onsite Parking	6
# of Proposed Offsite Parking	0
Offsite Parking Location	n/a
# of Proposed Accessible Parking	1
# of Existing Bicycle Parking Spots	3
# of Proposed Bicycle Parking Spots	8
<b>TRAFFIC</b>	
Units Occupancy	Unit(s) Occupied by Residential Tenant
<b>FIRE PROTECTION SYSTEMS</b>	
Sprinklers NFPA 13	Yes
Sprinklers NFPA 13R	No
Partial System	No
Fire Alarm	No
Other System	No
<b>MECHANICAL CODE</b>	
HVAC Mechanical System Included	No
<b>MECHANICAL DUCTWORK LOCATION</b>	
Interior	Yes
Exterior - Ground Mounted	No
Exterior - Wall Mounted	No
Exterior - Rooftop	Yes
<b>ENERGY CODE</b>	
Building Portion Unheated	Yes
Compliance Category	Residential
Commercial Kitchen Hood Exhaust System	No
Fume Hood	No
Spray Paint Booth	No

## HOUSING UNITS

Type of Housing Unit	# of Units Existing	# of Units Removed	# of Units Added	# of Sleeping Rooms
Apartment	3	3	8	12

## GIS ECA

ECA Type
ECA1_STEEP SLOPE

## GIS ZONING

Zone
LR3 (M)

## GIS OVERLAY DISTRICTS

Layer	Value
Council District	3
FREQ_TRAN SIT_SRVC_C ORRIDOR	Yes
LANDMARK	Yes, within 250 feet; J.W. Bullock House 1220 10th Ave E
MHA_ZONIN G	Yes, (LR3 (M))

## REQUIRED DOCUMENTS

Document Type	Record Stage	Number Required	Must be recorded?	Recording Number	Date Received for Recording	Date Sent to KC for Recording	Recording Date	Description
HELD Approved Plan Set	Ready for Issuance	1	No					
Plan Set	Ready for Intake	1	No					
Statement of Financial Responsibility/Agent Authorization	Ready for Intake	1	No					
Salvage Assessment	Ready for Issuance	1	No					
Rat Abatement Plan	Ready for Issuance	1	No					

## REQUIRED REVIEWS

Review Type	IP Estimate	Number of Days to Due Date
Addressing	0	35
Conveyance	0	35
Drainage	3	35
ECA GeoTech	5	35
Fire	0	35
Housing		35
Land Use		35
Mandatory Housing Affordability		35
Ordinance	10	35
Parks		35
Structural Engineer	8	35
Shoring - Right of Way		35

Review Type	IP Estimate	Number of Days to Due Date
Zoning		35
Energy	3	35
City Light		35
Ordinance/Structural	0	0

## Fee Information

Fee Description	Fee Amount	Fee Balance
Building Permit: Intake	\$5,476.50	\$0.00
Drainage Review - Minimum	\$222.00	\$0.00
ECA GeoTech Review - Additional Hours	\$111.00	\$0.00
ECA GeoTech Review - Minimum	\$111.00	\$0.00
Geotech Review Post Issue - Minimum	\$222.00	\$0.00
Value Based Plan Review	\$10,953.00	\$0.00

## Inspections

Inspection Type	Scheduled Date	Result Date	Status	Assigned To
Construction Intake Appointment	12/20/2019		Scheduled	
Geotechnical Coaching	10/16/2019		Scheduled	

## Related Records

Record Number	Record Type	Status
1046350-VI	Notice of Violation	NOV Issued
6741006-EX	Exception/Exemption Request	Completed
19TMP-276959	Construction Application Intake	
19TMP-302878	Construction Application Intake	
19TMP-302882	Construction Application Intake	
19TMP-302883	Construction Application Intake	
6702554-CN-001	Construction Application Intake	Completed
6702554-CN-002	Developer Contributions	Initiated
014258-18PA	Building & Land Use Pre-Application	Completed